



# Occoquan Landing Community Newsletter

PO Box 85 / Occoquan, VA 22125  
[www.occoquanlanding.org](http://www.occoquanlanding.org)



## April 2025

### Board of Directors

#### President / Treasurer / HOA Documents

Chris Guerra  
[OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com)

#### Vice President VACANT

#### Secretary

Mitchell McKinney  
[m.a.mckinney25@gmail.com](mailto:m.a.mckinney25@gmail.com)

#### ACC Co-Chair

Jack Reba  
[jreba7@gmail.com](mailto:jreba7@gmail.com)

#### Parking / Parking Passes

Ana Morales  
[machyyyy@aol.com](mailto:machyyyy@aol.com)

### UPCOMING BOARD MEETINGS

*The HOA Board meets on the 1st Thursday of the month at 7PM. Visit our website and scroll down to the Calendar of events section for meeting information.*

April 3 \* May 1 \* June 5 \* July 3 \* August 7 \* September 4 \*  
October 2 \* November 6 \*  
Annual Meeting December 4

*Residents Welcome*

#### A Message from the President:

Dear Occoquan Landing Residents,

Our next board meeting is this Thursday April 3, 2025 via Jitsi Meet between 7PM and 8PM. You are welcome to join us online! You can find the meeting information on our website under the Calendar of Events section of the homepage.

#### Vice President Resignation – A Heartfelt Thank You

This past month, Cody Massey, our HOA Vice President resigned after eight years of dedicated service to the community. We want to extend our sincere gratitude for Cody's leadership, commitment, and countless contributions that have left a lasting impact on Occoquan Landing.

Your hard work has helped shape our neighborhood into a better place for all residents, and your presence on the board will certainly be missed. While we are sad to see you step down, we are grateful for everything you have done and hope to see you continue to be an active part of the community.

Thank you once again for your years of service and dedication. We wish you all the best in your next endeavors!

#### HOA Vice President Position – Volunteers Needed

With this resignation, we are seeking a dedicated homeowner from the community to step into the role of Vice President. This position requires a strong commitment to the HOA and the ability to:

- Attend board meetings both online and in person
- Assist with community projects and initiatives
- Step in as Acting President if the need ever arises

If you are interested in serving as Vice President and helping to make a difference in our community, please reach out to the board at [OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com).

We appreciate your support in keeping Occoquan Landing a great place to live!

Respectfully,

Chris Guerra

President, Occoquan Landing Community Association



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### Lawn Maintenance and Resident Responsibilities

Spring is here! Would you like your front lawn to be mowed in 2025? As of April 1, 2025 Only 47 residents have taken the time to answer this survey. At this point I will assume everyone would like to have their front lawns mowed. If you don't want your front lawn mowed please email me at [OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com) ASAP! Or please take the time to answer this survey at your earliest convenience:

## [2025 Front Lawn Mowing Survey](#)

### Building a Better Community: 2025 Upcoming Projects

This year, the OLCA has been hard at work planning several projects aimed at improving and enhancing our neighborhood. From upgrades to common areas to maintenance initiatives, our goal has been to create a more beautiful, safe, and enjoyable community for all residents. Below are some of the key projects we've identified for 2025, with more exciting updates to come!

- OLCA website revamp
- Extra Visitor Resident 48 hour Parking Spaces (Tentative)
- More projects will be added as we progress through the year as needed.
- Send ideas to [OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com)



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### LOOSE TRASH CORNERS, RODENTS & VULTURES

Our community has been facing increasing issues with rodents and vultures due to loose trash bags left on corners. To combat this, the HOA is actively enforcing current trash regulations and issuing trash violation fees for non-compliance, as required by Prince William County Chapter 22 code, which mandates the use of trash containers. In addition, the HOA is exploring further measures, such as providing a trash container for all 117 households in Occoquan Landing and installing security cameras to monitor problem areas. We've also increased the servicing of rodent bait stations from quarterly to monthly, but these efforts alone won't solve the problem. We need all residents to cooperate by using trash containers or heavy-duty black construction bags to help deter pests and keep our community clean.

**NO MORE LOOSE GLAD WHITE TRASH BAGS!**

**Trash Regulations:** <http://occoquanlanding.org/wp-content/uploads/2017/04/160308-Trash-Guidelines.pdf>

### PRINCE WILLIAM COUNTY LANDFILL —BULK ITEMS, TRASH AND RECYCLING

If you haven't arranged personal payment and bulk items pickup with American Disposal OR if they do not pick up your bulk items, please take them to the Prince William County Landfill yourself. The Landfill accepts bulk items during their normal business hours. Their website also has an A-Z Disposable Guide. Please contact them with your questions:

**Website:** <https://www.pwcva.gov/departments/solid-waste-management>

**Phone:** 703-792-4670

**Email:** [PWCRecycles@pwcgov.org](mailto:PWCRecycles@pwcgov.org)



## PETS

As a reminder to Occoquan Landing residents who own dogs and walk them in the neighborhood:

It is illegal for a pet owner to allow their pet to urinate or defecate in another person's yard, or any area not specified as a dog run. There are several trash cans around the playground and basketball court which pet owners may use to dispose of properly bagged pet waste. The Prince William County ordinance states:

"It shall be unlawful for the owner of a dog to allow such dog to urinate or defecate on the private property of other persons or on publicly owned property, except parts of parks posted as dog run areas. For the purposes of this section, private property shall include townhouse, condominium or RPC property held in common." (Code 1965, § 3-17.3; Ord. No. 77-43-32, 11-29-77)

**PLEASE DO NOT ALLOW YOUR DOGS TO PEE OR POOP IN YOUR NEIGHBORS' YARDS WHEN WALKING THEM IN OCCOQUAN LANDING.**

Relatedly, it is also illegal in the state of Virginia for pet owners to leave their pet(s) outside 24/7 without proper shelter from the snow and freezing temperatures, rain and heat. The details of Virginia's animal cruelty laws and the punishment for breaking those laws can be found here:

Animal Regulations- <http://occoquanlanding.org/wp-content/uploads/2017/04/040803-Animal-Regulations.pdf>

Law - <https://law.lis.virginia.gov/vacode/title3.2/chapter65/section3.2-6570/>

Punishment - <https://law.lis.virginia.gov/vacode/18.2-11/>



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## ARCHITECTURE CONTROL

The ACC is responsible for ensuring that each home in Occoquan Landing meets the appearance requirements as stated in the Restrictive Covenants and Architectural Control Guidelines. Before you make any changes to the outside appearance of your home, **you must contact a member of the Architectural Control Committee to discuss your plans to modify your home and obtain authorization to proceed.** Remember: Occoquan Landing is a neighborhood with a Homeowner's Association ("HOA") which means, for example, you cannot simply decide to paint your shutters and front door a new color without prior approval.



**Prior approval** from the Board is required when residents need to rent a dumpster for large cleaning jobs, or a POD (or similar) for moving. It **is not** permitted for any resident to use their second parking space to park those types of large items. Similarly, large playground-type items such as bounce houses also require prior approval from the Board.



Participate in our Facebook closed group and find updates and discussions on issues pertaining to OCLA. Request to join here: [OLCA FB Group](#)

## MEMBERSHIP DUES ELECTRONIC PAYMENT

To replace mailed checks and transition fully to electronic payments, the HOA currently offers online payment through our website homepage. Look for the "Pay Dues & Fees" section on our homepage! The payment experience is smooth and seamless for your convenience. Click the button link below to take you straight to the new payment form!



## FIND US ON THE WEB

For more information – **homeowners and renters alike** – please visit our website at:  
<http://occoquanlanding.org/>